

## CITY OF FAIRFAX-COMMERCIAL SPACE FOR SALE (APR-13)

### 1 10505 Judicial Dr - Jones Street Office Bldg

<b>Fairfax, VA 22030</b>	Sale Price: <b>\$5,900,000</b>	RBA: <b>34,185 SF</b>
<b>Jones Street Office Bldg</b>	Price/SF: <b>\$172.59</b>	% Leased: <b>94.9%</b>
	Cap Rate: <b>6.00%</b>	Land Area: <b>0.99 AC</b>
	Building Type: <b>Class B Office</b>	Year Built: <b>1980</b>
	Sale Status: <b>Active</b>	Typ Floor Size: <b>12,500 SF</b>
	Days on Market: <b>508</b>	Stories: <b>4</b>
	Sale Conditions: <b>-</b>	
	Sale Type: <b>Investment</b>	

Sales Contacts: **21 Century REIC / Jeannie Chang (571) 220-9023**



### 2 3950 University Dr - Old Town Plaza - Bldg A/B, Old Town Plaza, Unit 204

<b>Fairfax, VA 22030</b>	Condo Sale Price: <b>\$2,619,500</b>	Sale Status: <b>Active</b>
<b>Old Town Plaza - Bldg A/B,</b>	Unit SF: <b>8,450 SF</b>	Days On Market: <b>881</b>
<b>Old Town Plaza</b>	Price/SF: <b>\$310.00</b>	Floor #: <b>2</b>
	Cap Rate: <b>-</b>	Unit #: <b>204</b>
	Sale Conditions: <b>-</b>	
	Sale Type: <b>Investment OR Owner/User</b>	
	Building Type: <b>Office with street-level retail (Neighborhood Center)</b>	
	RBA: <b>75,714 SF</b>	Typ Floor Size: <b>23,715 SF</b>
	% Leased: <b>72.6%</b>	Stories: <b>3</b>
	Land Area: <b>-</b>	

Sales Contacts: **Verity Commercial, LLC / Barbara Bechtle (703) 435-4007 / Ellie Bechtle (703) 435-4007 X107 / Ken Traenkle (703) 435-4007 X102**



### 3 11085 Lee Hwy - Next Day Blinds

<b>Fairfax, VA 22030</b>	Sale Price: <b>\$2,195,000</b>	Center Size: <b>5,300 SF</b>
<b>Next Day Blinds</b>	Price/SF: <b>\$414.15</b>	% Leased: <b>100.0%</b>
	Cap Rate: <b>7.50%</b>	Land Area: <b>1.00 AC</b>
	Center Type: <b>Freestanding</b>	Year Built: <b>2000</b>
	Sale Status: <b>Active</b>	Zoning: <b>C-2, Fairfax</b>
	Days on Market: <b>1,621</b>	Stories: <b>1</b>
	Sale Conditions: <b>-</b>	
	Sale Type: <b>Investment</b>	

Sales Contacts: **New Generation Management LLC / Yogi Dumera (703) 627-3159**

#### Investment Notes:

Please contact owner before showing

There is a half acre of land in the back of the property that can be used for development.

Next Day Blinds is currently serving a 20 year lease that begun in 2000. 3% annual increases on the lease.



## CITY OF FAIRFAX-COMMERCIAL SPACE FOR SALE (APR-13)

### 4 10640 Main St - Railroad Square, Unit 304

Fairfax, VA 22030  
Railroad Square

Condo Sale Price: **\$1,500,000**  
Unit SF: **5,100 SF**  
Price/SF: **\$294.12**  
Cap Rate: -  
Sale Conditions: -  
Sale Type: **Owner/User**

Sale Status: **Active**  
Days On Market: **973**  
Floor #: **3**  
Unit #: **304**

Building Type: **Office**  
RBA: **18,000 SF**  
% Leased: **61.6%**  
Land Area: -  
Year Built: **1985**  
Typ Floor Size: **37,551 SF**  
Stories: **3**



Sales Contacts: **Jefferson Realty Group, Inc. / Jeff Stein (703) 539-8000**

#### Investment Notes:

- High Visibility Location
- Main Street (Rt.236) Frontage
- Fully Built Out Medical Office
- Condo Fees approx \$4,000 quarterly
- 2007 VDOT Daily Car Count on Main St: 45,000
- Rt-28, Rt-29, Rt-50, Rt-123 and I-66 Within Minutes
- Fairfax County Courthouse Located a Few Blocks Away
- Fairfax Cue Bus & Metro Bus Stops In-front of Property
- Several New Residential/Commercial Developments in the Immediate Vicinity
- Located across from Fairfax Medical Center, Fairfax Nursing Home & the New Surgical Center

### 5 10414 Main St

Fairfax, VA 22030

Sale Price: **\$1,400,000**  
Price/SF: **\$254.82**  
Cap Rate: -

Center Size: **5,494 SF**  
% Leased: **27.6%**  
Land Area: **0.07 AC**

Center Type: **Freestanding**  
Sale Status: **Active**  
Days on Market: **5**  
Sale Conditions: -  
Sale Type: **Owner/User**

Year Built: -  
Zoning: **C-2**  
Stories: **2**



Sales Contacts: **Dang Dong & Hoa / Dang Dong (571) 232-5826**

### 6 11004-11006 Park Rd

Fairfax, VA 22030

Sale Price: **\$1,200,000**  
Price/SF: **\$230.77**  
Cap Rate: -

RBA: **5,200 SF**  
% Leased: **0.0%**  
Land Area: **0.46 AC**

Building Type: **Class B Office**  
Sale Status: **Active**  
Days on Market: **1,621**  
Sale Conditions: -  
Sale Type: **Owner/User**

Year Built: **1985**  
Typ Floor Size: **5,200 SF**  
Stories: **1**



Sales Contacts: **New Generation Management LLC / Yogi Dumera (703) 627-3159**

#### Investment Notes:

This property is ideal for a daycare center, church, school, or assisted living facility as well as offices.

## CITY OF FAIRFAX-COMMERCIAL SPACE FOR SALE (APR-13)

### 7 9667-9683 Main St - Woodson Square, Unit 9669

**Fairfax, VA 22031**  
**Woodson Square**

Condo Sale Price:	<b>\$1,036,000</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>4,000 SF</b>	Days On Market:	<b>348</b>
Price/SF:	<b>\$259.00</b>	Floor #:	<b>2</b>
Cap Rate:	-	Unit #:	<b>9669</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		
Building Type:	<b>Office</b>	Year Built:	<b>1989</b>
RBA:	<b>12,000 SF</b>	Typ Floor Size:	<b>4,000 SF</b>
% Leased:	<b>49.2%</b>	Stories:	<b>3</b>
Land Area:	<b>0.73 AC</b>		



Sales Contacts: **Barnes Real Estate Co. / William E. Barnes (703) 922-4444**

#### Investment Notes:

Ample free parking.

Each unit has own suite

Visibility to Main

Will provide some TI's for deals over 2 years.

### 8 4151-4165 Chain Bridge Rd - Inns of Court, Unit 4161

**Fairfax, VA 22030**  
**Inns of Court**

Condo Sale Price:	<b>\$880,000</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>3,141 SF</b>	Days On Market:	<b>178</b>
Price/SF:	<b>\$280.17</b>	Floor #:	<b>-</b>
Cap Rate:	-	Unit #:	<b>4161</b>
Sale Conditions:	-		
Sale Type:	<b>Owner/User</b>		
Building Type:	<b>Office</b>	Year Built:	<b>1982</b>
RBA:	<b>25,143 SF</b>	Typ Floor Size:	<b>8,381 SF</b>
% Leased:	<b>62.7%</b>	Stories:	<b>3</b>
Land Area:	-		



Sales Contacts: **KW Commercial / Allen McBride (703) 357-9878 / Stephanie Day (703) 357-9093**

#### Investment Notes:

24 feet of Frontage on Chain Bridge Road

Year Built 1986

Net Square ft 3141

Asphalt Paved and Striped Parking lot that includes 193 spaces.

Two story Townhouse style unit that includes a basement level. Interior unit located on Chain Bridge road a main arterial road in the city of Fairfax. The first floor has an entrance on both ends of the unit.

One Private office.

One conference room

Two Restrooms

Reception and lobby area

Second floor features two private offices and one open office

The basement level has 3 private offices one open office and a Kitchen

## CITY OF FAIRFAX-COMMERCIAL SPACE FOR SALE (APR-13)

### 9 4114-4126 Leonard Dr - Lawyers Row Condo, Unit 4122

Fairfax, VA 22030  
Lawyers Row Condo

Condo Sale Price:	<b>\$845,000</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>3,300 SF</b>	Days On Market:	<b>536</b>
Price/SF:	<b>\$256.06</b>	Floor #:	<b>-</b>
Cap Rate:	<b>-</b>	Unit #:	<b>4122</b>
Sale Conditions:	<b>-</b>		
Sale Type:	<b>Owner/User</b>		
Building Type:	<b>Office</b>	Year Built:	<b>1981</b>
RBA:	<b>24,100 SF</b>	Typ Floor Size:	<b>7,700 SF</b>
% Leased:	<b>86.3%</b>	Stories:	<b>3</b>
Land Area:	<b>-</b>		



Sales Contacts: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104**

### 10 3925 Chain Bridge Rd - Old Town Plaza - Bldg D, Old Town Plaza, Unit 302

Fairfax, VA 22030  
Old Town Plaza - Bldg D, Old  
Town Plaza

Condo Sale Price:	<b>\$730,880</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>2,284 SF</b>	Days On Market:	<b>353</b>
Price/SF:	<b>\$320.00</b>	Floor #:	<b>3</b>
Cap Rate:	<b>-</b>	Unit #:	<b>302</b>
Sale Conditions:	<b>-</b>		
Sale Type:	<b>Investment OR Owner/User</b>		
Building Type:	<b>(Neighborhood Center)</b>	Year Built:	<b>2007</b>
RBA:	<b>30,024 SF</b>	Typ Floor Size:	<b>8,675 SF</b>
% Leased:	<b>85.1%</b>	Stories:	<b>4</b>
Land Area:	<b>2.98 AC</b>		



Sales Contacts: **Verity Commercial, LLC / Ken Traenkle (703) 435-4007 X102 / Ellie Bechtle (703) 435-4007 X107 / Barbara Bechtle (703) 435-4007**

#### Investment Notes:

[www.oldtownplazafairfax.com](http://www.oldtownplazafairfax.com)

- . Professional lobbies
- . 10' finished ceiling heights
- . Operable windows in most suites
- . Common area restrooms
- . Brick & detailed precast facade construction

## CITY OF FAIRFAX-COMMERCIAL SPACE FOR SALE (APR-13)

### 11 10540 Warwick Ave

Fairfax, VA 22030

Sale Price: **\$500,000**

RBA: **1,600 SF**

Price/SF: **\$312.50**

% Leased: **100.0%**

Cap Rate: **-**

Land Area: **0.21 AC**

Building Type: **Class C Office**

Year Built: **-**

Sale Status: **Active**

Typ Floor Size: **666 SF**

Days on Market: **273**

Stories: **2**

Sale Conditions: **-**

Sale Type: **Investment OR Owner/User**

Sales Contacts: **CapStar Commercial Realty / John P. Lin (240) 813-2088**



#### Investment Notes:

- Sale Price : \$500,000
- 2 level split. 1600 sf on 9014 sf lot
- Max 3500 sf
- 14 Parkings
- C2 Zone Office Building
- Built in 1935
- As is condition
- Free standing commercial property in the heart of Fairfax City. Located behind the Rite Aid - corner of Route 29/50 Lee Highway and Route 123 Chain Bridge Rd.

### 12 4001-4025 Williamsburg Ct - Williamsburg Square, Unit 4005

Fairfax, VA 22032

Williamsburg Square

Condo Sale Price: **\$475,000**

Sale Status: **Active**

Unit SF: **2,592 SF**

Days On Market: **322**

Price/SF: **\$183.26**

Floor #: **1**

Cap Rate: **-**

Unit #: **4005**

Sale Conditions: **-**

Sale Type: **Investment OR Owner/User**

Building Type: **Office**

Year Built: **1980**

RBA: **17,435 SF**

Typ Floor Size: **5,812 SF**

% Leased: **91.1%**

Stories: **2**

Land Area: **-**

Sales Contacts: **Buck & Associates / Ken Matzkin (703) 528-2288 X18**



#### Investment Notes:

Unit priced \$123,000 less than assessed value.  
This condominium office townhouse has two demised suites located on three floors.  
Rest rooms on all floors; kitchenettes on the first two levels. Occupied by two different tenants, both on a month-to-month basis.

## CITY OF FAIRFAX-COMMERCIAL SPACE FOR SALE (APR-13)

### 13 10805 Main St - Kelly Square, Unit 500

Fairfax, VA 22030  
Kelly Square

Condo Sale Price:	<b>\$400,000</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>1,200 SF</b>	Days On Market:	<b>112</b>
Price/SF:	<b>\$333.33</b>	Floor #:	<b>1</b>
Cap Rate:	-	Unit #:	<b>500</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		
Building Type:	<b>Office</b>	Year Built:	-
RBA:	<b>4,800 SF</b>	Typ Floor Size:	<b>2,400 SF</b>
% Leased:	<b>100.0%</b>	Stories:	<b>2</b>
Land Area:	<b>0.75 AC</b>		



Sales Contacts: **Conley Real Estate LLC / John Manganello (703) 625-9159**

#### Investment Notes:

For sale \$400,000

For Lease as well.

### 14 4240-4250 Chain Bridge Rd - Fairfax Professional Village, Fairfax Professional Village, Unit 4248 A

Fairfax, VA 22030  
Fairfax Professional Village,  
Fairfax Professional Village

Condo Sale Price:	<b>\$400,000</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>2,000 SF</b>	Days On Market:	<b>7</b>
Price/SF:	<b>\$200.00</b>	Floor #:	<b>2</b>
Cap Rate:	-	Unit #:	<b>4248 A</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		
Building Type:	<b>Office</b>	Year Built:	-
RBA:	<b>16,294 SF</b>	Typ Floor Size:	<b>8,096 SF</b>
% Leased:	<b>82.3%</b>	Stories:	<b>2</b>
Land Area:	-		



Sales Contacts: **Cheri Horne / Cheri Horne (540) 840-8408**



## CITY OF FAIRFAX-COMMERCIAL SPACE FOR SALE (APR-13)

### 15 9693-9697 Main St - Woodson Square, Unit A-B

**Fairfax, VA 22031**  
**Woodson Square**

Condo Sale Price: **\$394,000**  
Unit SF: **2,000 SF**  
Price/SF: **\$197.00**  
Cap Rate: -  
Sale Conditions: -  
Sale Type: **Owner/User**

Sale Status: **Active**  
Days On Market: **363**  
Floor #: **1**  
Unit #: **A-B**

Building Type: **Office**  
RBA: **12,495 SF**  
% Leased: **68.0%**  
Land Area: -  
Year Built: -  
Typ Floor Size: **4,165 SF**  
Stories: **3**



Sales Contacts: **NAI KLNb / John Richards (202) 375-7500 / Brian Ball (202) 731-6955 / Jack Regler (202) 420-7771**

#### Investment Notes:

- Suites A/B: 2,000 SF at \$430,000
- Suites C/D: 2,000 SF at \$430,000
- All Four Suites: 4,000 SF at \$860,000
- Real Estate Taxes and Operating Expenses: \$1,583 per month per unit
- Condo Fee: \$600.00 per month per unit
- First floor, walk up suites conveniently located in the heart of the City of Fairfax, VA
- Near George Mason University and a 5-7 minute drive to the Courthouse and Fairfax County Government Offices
- Built in 1989 - Attractive Office Park
- Will be vacant as of March 2013

### 16 10605 Judicial Dr - Lawyers Row Condos, Unit B-4

**Fairfax, VA 22030**  
**Lawyers Row Condos**

Condo Sale Price: **\$324,900**  
Unit SF: **1,109 SF**  
Price/SF: **\$292.97**  
Cap Rate: -  
Sale Conditions: -  
Sale Type: **Owner/User**

Sale Status: **Active**  
Days On Market: **132**  
Floor #: **2**  
Unit #: **B-4**

Building Type: **Office**  
RBA: **20,947 SF**  
% Leased: **83.6%**  
Land Area: -  
Year Built: **1984**  
Typ Floor Size: **6,982 SF**  
Stories: **3**



Sales Contacts: **Long & Foster Real Estate, Inc. (Commercial Div.) / Francis Dillow (703) 447-4161**

#### Investment Notes:

Space includes private restroom, kitchenette, and 4 offices. Accross the street from court house.

## CITY OF FAIRFAX-COMMERCIAL SPACE FOR SALE (APR-13)

### 17 3925 Old Lee Hwy - Bldg 5, Fairfax Commons Condominiums, Unit 53-B

**Fairfax, VA 22030**  
**Bldg 5, Fairfax Commons**  
**Condominiums**

Condo Sale Price: **\$304,750**  
 Unit SF: **1,150 SF**  
 Price/SF: **\$265.00**  
 Cap Rate: -  
 Sale Conditions: -  
 Sale Type: **Owner/User**

Sale Status: **Active**  
 Days On Market: **264**  
 Floor #: **2**  
 Unit #: **53-B**

Building Type: **Office**  
 RBA: **13,800 SF**  
 % Leased: **100.0%**  
 Land Area: **0.71 AC**  
 Year Built: **1989**  
 Typ Floor Size: **4,600 SF**  
 Stories: **3**



Sales Contacts: **Red Fox Commercial, LLC / Scott Munchel (703) 819-5803**

#### Investment Notes:

Minutes from the Fairfax County Courthouse and George Mason University.

### 18 10875 Main St - Professional Center of Fairfax, Unit 108

**Fairfax, VA 22030**  
**Professional Center of Fairfax**

Condo Sale Price: **\$285,000**  
 Unit SF: **1,100 SF**  
 Price/SF: **\$259.09**  
 Cap Rate: -  
 Sale Conditions: -  
 Sale Type: **Owner/User**

Sale Status: **Active**  
 Days On Market: **1,509**  
 Floor #: **2**  
 Unit #: **108**

Building Type: **Office**  
 RBA: **45,000 SF**  
 % Leased: **100.0%**  
 Land Area: **1.69 AC**  
 Year Built: **1985**  
 Typ Floor Size: **25,633 SF**  
 Stories: **2**



Sales Contacts: **The Dickson Company / Robert H. Golden (703) 273-1714**

#### Investment Notes:

Owner is willing to finance. If financed, higher asking price is applied.

### 19 10195-10195 Main St - Fairfax Towne Office Park, Fairfax Towne Office Park, Unit 1095 K

**Fairfax, VA 22031**  
**Fairfax Towne Office Park,**  
**Fairfax Towne Office Park**

Condo Sale Price: **\$285,000**  
 Unit SF: **1,089 SF**  
 Price/SF: **\$261.71**  
 Cap Rate: -  
 Sale Conditions: -  
 Sale Type: **Owner/User**

Sale Status: **Active**  
 Days On Market: **1,315**  
 Floor #: **2**  
 Unit #: **1095 K**

Building Type: **Office**  
 RBA: **6,448 SF**  
 % Leased: **47.8%**  
 Land Area: **1.61 AC**  
 Year Built: **1985**  
 Typ Floor Size: **3,000 SF**  
 Stories: **2**



Sales Contacts: **Ransom, Eugene T Jr / Eugene T. Ransom (703) 352-5752**

#### Investment Notes:

Second floor end unit in great condition. Suite offers an abundance of natural light and consists of 4 windowed offices and reception area. Unit has been occupied and maintained very well by original owner. Ideal configuration for small law firm.

\$210 Condo fee.



## CITY OF FAIRFAX-COMMERCIAL SPACE FOR SALE (APR-13)

### 20 3923 Old Lee Hwy - Bldg 6, Fairfax Commons Condominiums, Unit 63-B

**Fairfax, VA 22030**  
**Bldg 6, Fairfax Commons**  
**Condominiums**

Condo Sale Price:	<b>\$285,000</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>1,150 SF</b>	Days On Market:	<b>389</b>
Price/SF:	<b>\$247.83</b>	Floor #:	<b>2</b>
Cap Rate:	-	Unit #:	<b>63-B</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		
Building Type:	<b>Office</b>	Year Built:	<b>1989</b>
RBA:	<b>30,000 SF</b>	Typ Floor Size:	<b>10,000 SF</b>
% Leased:	<b>100.0%</b>	Stories:	<b>3</b>
Land Area:	-		



Sales Contacts: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104**

#### Investment Notes:

Unit 63-B can be taken by itself or in conjunction with unit 63-A for \$575,000.

### 21 11096 Lee Hwy - Fair Oaks Square, Unit B-102

**Fairfax, VA 22030**  
**Fair Oaks Square**

Condo Sale Price:	<b>\$275,000</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>1,000 SF</b>	Days On Market:	<b>396</b>
Price/SF:	<b>\$275.00</b>	Floor #:	<b>1</b>
Cap Rate:	-	Unit #:	<b>B-102</b>
Sale Conditions:	-		
Sale Type:	<b>Owner/User</b>		
Building Type:	<b>Office</b>	Year Built:	<b>1988</b>
RBA:	<b>8,364 SF</b>	Typ Floor Size:	<b>4,182 SF</b>
% Leased:	<b>88.0%</b>	Stories:	<b>2</b>
Land Area:	<b>2.30 AC</b>		



Sales Contacts: **Larsen Commercial Real Estate / Terry W. Leonard (703) 716-1000 X105**

#### Investment Notes:

\$275/sf

### 22 11094 Lee Hwy - Fair Oaks Square, Unit 104

**Fairfax, VA 22030**  
**Fair Oaks Square**

Condo Sale Price:	<b>\$260,000</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>1,000 SF</b>	Days On Market:	<b>145</b>
Price/SF:	<b>\$260.00</b>	Floor #:	<b>2</b>
Cap Rate:	-	Unit #:	<b>104</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		
Building Type:	<b>Office</b>	Year Built:	<b>1988</b>
RBA:	<b>15,384 SF</b>	Typ Floor Size:	<b>7,692 SF</b>
% Leased:	<b>93.5%</b>	Stories:	<b>2</b>
Land Area:	<b>2.30 AC</b>		



Sales Contacts: **RE/MAX Presidential / Jane Quill (571) 436-6044**

#### Investment Notes:

Freshly painted. 2nd Floor Office. 2 Large conference rooms. 2 small offices. Half bath. Cathedral ceiling.

## CITY OF FAIRFAX-COMMERCIAL SPACE FOR SALE (APR-13)

### 23 3607-3611 Chain Bridge Rd - Fairfax Crossroads Office Park, Unit 3607E

Fairfax, VA 22030  
Fairfax Crossroads Office  
Park

Condo Sale Price:	<b>\$259,000</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>1,000 SF</b>	Days On Market:	<b>118</b>
Price/SF:	<b>\$259.00</b>	Floor #:	<b>1</b>
Cap Rate:	-	Unit #:	<b>3607E</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		
Building Type:	<b>Office</b>	Year Built:	-
RBA:	<b>14,059 SF</b>	Typ Floor Size:	<b>5,000 SF</b>
% Leased:	<b>85.8%</b>	Stories:	<b>3</b>
Land Area:	<b>2.26 AC</b>		



Sales Contacts: **Re/Max / Shannon Lauren (571) 528-0600**

### 24 9667-9683 Main St - Woodson Square, Unit 9689-A

Fairfax, VA 22031  
Woodson Square

Condo Sale Price:	<b>\$250,000</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>1,000 SF</b>	Days On Market:	<b>152</b>
Price/SF:	<b>\$250.00</b>	Floor #:	<b>1</b>
Cap Rate:	-	Unit #:	<b>9689-A</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		
Building Type:	<b>Office</b>	Year Built:	<b>1989</b>
RBA:	<b>12,000 SF</b>	Typ Floor Size:	<b>4,000 SF</b>
% Leased:	<b>49.2%</b>	Stories:	<b>3</b>
Land Area:	<b>0.73 AC</b>		



Sales Contacts: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104**

#### Investment Notes:

\$2,500 credit for new carpet available at signing.

### 25 9673-9677 Main St - Woodson Square, Unit 9675-D

Fairfax, VA 22031  
Woodson Square

Condo Sale Price:	<b>\$248,000</b>	Sale Status:	<b>Active</b>
Unit SF:	<b>1,000 SF</b>	Days On Market:	<b>63</b>
Price/SF:	<b>\$248.00</b>	Floor #:	<b>3</b>
Cap Rate:	-	Unit #:	<b>9675-D</b>
Sale Conditions:	-		
Sale Type:	<b>Owner/User</b>		
Building Type:	<b>Office</b>	Year Built:	-
RBA:	<b>15,472 SF</b>	Typ Floor Size:	<b>5,157 SF</b>
% Leased:	<b>67.7%</b>	Stories:	<b>3</b>
Land Area:	-		



Sales Contacts: **Lang Gibson / Lang Gibson (703) 919-9262**

## CITY OF FAIRFAX-COMMERCIAL SPACE FOR SALE (APR-13)

### 26 10875 Main St - Professional Center of Fairfax, Unit 203

**Fairfax, VA 22030**  
**Professional Center of Fairfax**

Condo Sale Price: **\$230,000**  
 Unit SF: **1,118 SF**  
 Price/SF: **\$205.72**  
 Cap Rate: -  
 Sale Conditions: -  
 Sale Type: **Owner/User**

Sale Status: **Active**  
 Days On Market: **45**  
 Floor #: **2**  
 Unit #: **203**

Building Type: **Office**  
 RBA: **45,000 SF**  
 % Leased: **100.0%**  
 Land Area: **1.69 AC**  
 Year Built: **1985**  
 Typ Floor Size: **25,633 SF**  
 Stories: **2**



Sales Contacts: **Exit Gridiron Realty / Cheryl Spangler (703) 216-1491**

#### Investment Notes:

Condo Fees \$1118 per quarter

### 27 10625-10627 Jones St - Red Maple Court, Unit 101A

**Fairfax, VA 22030**  
**Red Maple Court**

Condo Sale Price: **\$220,000**  
 Unit SF: **1,000 SF**  
 Price/SF: **\$220.00**  
 Cap Rate: -  
 Sale Conditions: -  
 Sale Type: **Investment OR Owner/User**

Sale Status: **Active**  
 Days On Market: **1,293**  
 Floor #: **1**  
 Unit #: **101A**

Building Type: **Office**  
 RBA: **13,096 SF**  
 % Leased: **86.7%**  
 Land Area: -  
 Year Built: **1988**  
 Typ Floor Size: **4,365 SF**  
 Stories: **3**



Sales Contacts: **Palisade Realty, LLC / Fredrick Ackbari (571) 276-8452**

#### Investment Notes:

3 offices, reception, is currently rented for \$1,600 per month.

### 28 10523 Main St

**Fairfax, VA 22030**

Sale Price: **For Sale**  
 Price/SF: -  
 Cap Rate: -

RBA: **9,760 SF**  
 % Leased: **100.0%**  
 Land Area: **0.33 AC**

Building Type: **Class C Office**  
 Sale Status: **Active**  
 Days on Market: **151**  
 Sale Conditions: -  
 Sale Type: **Investment**

Year Built: **1971**  
 Typ Floor Size: **3,253 SF**  
 Stories: **2**



Sales Contacts: **Gates, Hudson & Associates, Inc. / Joe Schechtel (703) 876-9590 X267**

## CITY OF FAIRFAX-COMMERCIAL SPACE FOR SALE (APR-13)

### 29 3500 Pickett Rd

Fairfax, VA 22031

Sale Price: **For Sale**

GBA: **17,600 SF**

Price/SF: -

RBA: **17,600 SF**

Cap Rate: -

Land Area: **3.72 AC**

Building Type: **Religious Facility**

Sale Status: **Active**

Year Built: **1980**

Days on Market: **151**

Typ Floor Size: **17,600 SF**

Sale Conditions: -

Sale Type: **Investment**



Sales Contacts: **Gates, Hudson & Associates, Inc. / Joe Schechtel (703) 876-9590 X267**

### 30 10327-10341 Democracy Ln - Providence Hill, Unit 10331-A&B

Fairfax, VA 22030  
Providence Hill

Condo Sale Price: **For Sale**

Sale Status: **Active**

Unit SF: **2,256 SF**

Days On Market: **53**

Price/SF: -

Floor #: **GRND**

Cap Rate: -

Unit #: **10331-A&B**

Sale Conditions: -

Sale Type: **Investment OR Owner/User**

Building Type: **Office**

Year Built: **1985**

RBA: **20,000 SF**

Typ Floor Size: **10,000 SF**

% Leased: **100.0%**

Stories: **2**

Land Area: -



Sales Contacts: **Newmark Grubb Knight Frank / Rob Meeks (703) 448-2000 / Frank Murray (703) 448-2000**